

**FIVE YEAR IMPLEMENTATION PLAN  
(2010-2014)**

**FOR THE LOS COSTANOS  
COMMUNITY DEVELOPMENT PROJECT**

**Belmont Redevelopment Agency**

**2009**

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**FIVE-YEAR IMPLEMENTATION PLAN (2010-2014)  
FOR THE LOS COSTANOS COMMUNITY DEVELOPMENT PROJECT**

**I. INTRODUCTION**

In accordance with Section 33490 of the Community Redevelopment Law ("CRL"), beginning in 1995 redevelopment agencies have been required to adopt an implementation plan for each redevelopment project every five years. The Belmont Redevelopment Agency ("Agency") adopted prior implementation plans for fiscal years 1995-1999, 2000-2004, and 2005-2009 and must adopt its fourth Five-Year Implementation Plan for the Los Costanos Community Development Project for fiscal years 2010-2014 (the "Implementation Plan") prior to December 31, 2009.

In summary, the Implementation Plan is required to include the following:

- A description of the Agency's specific goals and objectives, specific programs (including any potential projects), and estimated expenditures for the project areas for the next five years. See Sections III, IV and V.
- An explanation of how these goals, objectives, programs and expenditures will eliminate blight within the project area or implement the housing requirements of the CRL. See Section VI.
- A housing component addressing the Agency's low and moderate income housing fund (including the income category and age proportional spending requirements, and a report on certain actual affordable housing data for the 2005-09 Implementation Plan); inclusionary housing production obligations; and replacement housing obligations. See Section VII.
- A component identifying the expiration of certain redevelopment plan time limits. See Section II.C.

A public hearing must be held on this Implementation Plan prior to its adoption by the Agency. In addition, between two and three years after its adoption, a public hearing is required to review the Los Costanos Community Development Plan and this Implementation Plan in order to evaluate the progress of the Los Costanos Community Development Project.

This Implementation Plan is a multi-year program planning document rather than a specific project document. Its purposes are to plan the redevelopment program activities the Agency intends to undertake during the five-year period which will meet the Agency's goals and objectives of eliminating blight, stimulating private investment and economic development, and increasing, preserving and improving low and moderate income housing which will comply with the Agency's housing requirements under the CRL.

## **II. BACKGROUND AND TIME LIMITS OF THE PROJECT AREA**

### **A. Background**

The Los Costanos Community Development Plan ("Plan") was adopted in 1981 and consists of approximately 560 acres and extends approximately 1.5 miles northwest to southeast on both sides of the corridor formed by El Camino Real and the Caltrain railroad tracks ("Project Area."). The Plan has been subsequently amended four times to incorporate downtown specific plan goals, as well as extend certain time limits. A map of the Los Costanos Community Development Project Area is attached as Exhibit A.

The general goals and objectives of the Plan are: to eliminate blight conditions, such as inadequate public improvements and facilities, inadequate parking and open spaces, deteriorated buildings or structures, economic dislocation, deterioration or disuse due to faulty planning and a prevalence of depreciated values and impaired investments; provide a more diversified and stable economic base for the Project Area and community; strengthen and improve the existing economic base; increase employment opportunities; and provide assistance to residents of the community in the improvement of their homes, as well as increase, improve or preserve housing for all economic segments of the community and region.

Remaining blight conditions within the Project Area include: deteriorated buildings and structures, underutilized parcels and building vacancies, inadequate recreation/open space, depreciated values and impaired investments, parcels of inadequate size or shape for proper development, buildings with obsolete or defective design, inadequate signage, inadequate vehicular and pedestrian circulation and accessibility, inadequate parking, and deteriorated or inadequate public improvements, utilities and facilities.

### **B. Expiration of Los Costanos Community Development Plan Time Limits**

<b>Effectiveness Limit</b>	<b>Debt Incurrence Limit</b>	<b>Debt Repayment</b>	<b>Eminent Domain Limit</b>
11/24/2024	N/A <sup>1</sup>	11/24/2034	N/A <sup>2</sup>

1- This limit was eliminated pursuant to SB211.

2 -This limit has expired, however, Agency may consider reestablishing this limit.

## **III. FIVE-YEAR GOALS AND OBJECTIVES**

The Agency's goals and objectives for the Project Area during this Implementation Plan period are as follows:

1. provide a diversified and stable economic base;
2. provide safer and more efficient traffic and pedestrian movement and circulation;
3. provide adequate parking;
4. improve existing public infrastructure;

5. provide new and improve existing park and recreational facilities, and create, adequate open space;
6. provide additional employment opportunities;
7. enhance the commercial area, including the attraction and retention of commercial businesses; and
8. continue to increase, improve and preserve the supply of affordable low and moderate-income housing in the community, and to provide such housing in the income and age categories needed based on the City's share of the region's needs consistent with the City's Housing Element.

#### **IV. PROPOSED FIVE-YEAR PROGRAMS**

##### **A. Development Assistance Program**

The purpose of this program is to provide, when necessary, the incentives to property owners, developers or investors to participate in the redevelopment of the Project Area through new commercial and residential construction or rehabilitation, and through the provision of adequate parking and open space. Examples of the types of activities the Agency may undertake under this program include: acquisition of property to assemble adequate sized parcels for development in accordance with the Community Development Plan, site clearance and preparation costs, and the provision of certain public improvements, façade improvements or rehabilitation loans. The major focus of this program is for development within and near the central business district area of the Project Area. Potential project sites under this program may include: Firehouse Square, Emmett's Plaza, Belmont Station, Shoreway Place and infill sites along the El Camino Real Corridor.

##### **B. Public Improvement Program**

The purpose of this program is to provide those infrastructure and public facility improvements necessary to provide safe vehicular and pedestrian access and circulation, adequate utilities, safe and adequate recreational facilities, and adequate public open space. Agency activities under this program may include: street improvements, such as sidewalks, curbs and gutters, traffic signals, lighting, landscaping and pedestrian amenities and assisting in the development of the Belmont Bicycle Pedestrian Bridge Project; and improvements to existing public facilities that are deteriorated, or obsolete as to current lighting and handicapped-accessible needs, such as the Belmont Sports Complex and Belmont Conference Center.

##### **C. Housing Programs**

The purpose of this program is to assist in providing decent, safe and sanitary housing within the Project Area and, in particular, to assist in increasing, improving and preserving affordable housing for low and moderate income persons throughout the community. This program may include the provision of incentives, when necessary, to property owners, developers or investors to develop new low and moderate income housing within the community and, if needed, to provide incentives to property owners of existing housing to participate in this

program by agreeing to restrict their rents to an "affordable rent," as well as to improve and preserve existing affordable housing. Examples of the types of activities the Agency may undertake under this program include: acquisition of property to assemble adequate sized parcels for development in accordance with the Community Development Plan; site clearance and preparation costs; the provision of certain public improvements; the provision of grants, loans or subsidies as may be required and as permitted under the CRL; the purchase of affordability covenants to restrict the price or rental of dwelling units; and the purchase of existing housing for conversion to affordable rental or sale units. In addition, this program specifically includes the following three existing Agency housing assistance programs: the Homebuyer Assistance Program, the Single Family Residential Rehabilitation and Repair Program and the Multi-Family Residential Rehabilitation and Repair Program.

## **V. REVENUE SOURCES AND ESTIMATED PROPOSED PROGRAM EXPENDITURES**

The primary source of revenue available to the Agency for its programs and projects has been and will continue to be property tax increment. Tax increment is created by the increases in assessed value of properties in a project area after adoption of a redevelopment plan due to change of ownership, rehabilitation or new construction. There are other potential revenue sources for the Agency's programs, such as Community Development Block Grant Funds and state and federal programs (e.g., HOME Program), however, most of these other funding sources must be applied for each year and do not provide the long-term financing security needed to accomplish the long-term goals and objectives of redevelopment of a community.

The Agency's proposed expenditures for the five-year period of this Implementation Plan are as follows:

<b>Program</b>	<b>Estimated Expenditures (2010-2014)</b>
Development Assistance Program	\$18,000,000
Public Improvement Program	575,000
Economic Development Assistance	1,859,000
Housing Programs	9,167,327
Debt Service	1,567,007
Payments to Affected Taxing Entities	2,109,396
Agency Administration	2,618,785
<b>Total Estimated Expenditures</b>	<b>\$35,896,515</b>

Note: The estimated proposed program expenditures do not reflect the Supplemental Education Revenue Augmentation Fund (SERAF) payments that may be required in accordance with AB 26 4x. The legality of the SERAF payments imposed by AB 26 4x is being challenged. In the event the legality of the SERAF payments is upheld, some of the proposed program expenditures may have to be curtailed.

## **VI. EXPLANATION OF HOW THE GOALS AND OBJECTIVES, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHT WITHIN THE PROJECT AREAS OR IMPLEMENT THE HOUSING REQUIREMENTS**

Each of the programs described in this Section VI and the expenditures described in Section V. will either assist in the elimination of blight conditions in the Project Area or will address the Agency's housing requirements under the CRL. The chart below indicates the linkage between the Los Costanos Community Development Project goals and objectives, the five-year programs/expenditures, and either the blight conditions that will be alleviated or eliminated, or the CRL housing requirement that will be implemented as a result of the programs.

### **Five-Year Goals and Objectives and Five-Year Programs/Expenditures Link to Elimination of Blight Conditions or Implementation of CRL Housing Requirements**

<b>Five-Year Goals and Objectives</b>	<b>Five-Year Programs/Expenditures</b>	<b>Blight Conditions to be Alleviated or Eliminated in Project Area or Implementation of CRL Housing Requirements</b>
Provide a diversified and stable economic base, additional employment opportunities, and enhance the commercial area	Development Assistance Program	Deteriorated buildings Buildings with obsolete or defective design Parcels of inadequate size or irregular shape Underutilized parcels and building vacancies Depreciated values & impaired investments Deteriorated/Inadequate utilities Inadequate public Improvements Inadequate parking and open spaces
Provide safer, more efficient traffic and pedestrian movement and circulation, adequate parking and improved public infrastructure	Development Assistance Program	Inadequate public improvements Inadequate parking
	Public Improvement Program	Deteriorated/inadequate utilities Inadequate public improvements
Provide new and improve existing park and recreational facilities, and create adequate open space	Public Improvement Program	Inadequate recreation/open spaces
Continue to increase, improve and preserve affordable low- and moderate- income housing in the community	Housing Program	Deterioration & dilapidation Depreciated values & impaired investments Implements CRL housing requirements

## **VII. HOUSING REQUIREMENTS**

This portion of the Implementation Plan addresses the Agency's housing requirements under the CRL and sets forth the Agency's plan for meeting its housing obligations. The Agency



is required to: (1) deposit at least 20% of its tax increment monies in a Low and Moderate-Income Housing Fund (the "Housing Fund") for the purpose of increasing, improving or preserving the community's supply of affordable low and moderate-income housing, and spend the Housing Fund monies for very low and low-income housing units in proportion to the need as determined by the regional housing needs assessment and for those age groups under 65 in proportion to the community's population as determined by the most recent census; (2) provide that 15% of all new or substantially rehabilitated housing units developed within the Project Areas by entities other than the Agency and 30% of all new or substantially rehabilitated housing units developed by the Agency be available at an affordable housing cost to persons of low and moderate-income for the longest feasible time ("Inclusionary Housing"); and (3) provide that whenever a low or moderate-income housing dwelling unit is destroyed or removed as part of a redevelopment project, such unit will be replaced within four years of its destruction or removal ("Replacement Housing"). Each of these three Agency housing requirement components is addressed below.

#### **A. Low and Moderate Income Housing Fund Requirements**

This component of the Implementation Plan must include the following:

- The estimated amount of monies in the Housing Fund as of 07/01/2009 and the estimated amount of monies to be deposited in the Housing Fund in each fiscal year of this Implementation Plan's five-year period (2010-2014). See Table 1 below.
- An estimate of the number of new units to be assisted with Housing Fund monies and the estimated annual expenditure of Housing Fund monies for these units for the five-year period (2010-2014). See Table 2 below.
- An estimate of the number of rehabilitated units to be assisted with Housing Fund monies and the estimated annual expenditure of Housing Fund monies for this assistance for the five-year period (2010-2014). See Table 3 below.
- The estimated number of price-restricted units to be assisted with Housing Fund monies and the estimated annual expenditure of Housing Fund monies for this assistance for the five-year period (2010-2014). See Table 4 below.
- A report of the actual affordable housing proportional expenditures for the previous Implementation Plan (fiscal years 2005-2009). See Tables 5, 6 and 7.
- A description of how the proposed Housing Fund expenditures will be in compliance with the proportional spending requirements over the 2005-2014 ten-year compliance period ("Compliance Period"). See Tables 8, 9 and 10 below.

**1. Housing Fund Units and Expenditures**

**Table 1: Estimated Annual Deposits to Affordable Housing Fund  
for 2010-2014 Plan Period and Current Balance**

<b>Year</b>	<b>Amount</b>
2009/10	\$1,398,641
2010/11	1,426,614
2011/12	1,455,146
2012/13	1,484,249
2013/14	1,513,934
<b>Total Deposits</b>	<b>\$7,278,584</b>
Current Balance as of 7/1/09	6,865,597
<b>Total</b>	<b>\$14,144,181</b>

**Table 2: Estimated New Units and Annual Expenditures  
for 2010-2014 Plan Period**

<b>Year</b>	<b>Estimated New Units Assisted</b>	<b>Estimated Expenditures</b>
2009/10	6	\$1,941,227
2010/11	3	1,500,000
2011/12	2	1,000,000
2012/13	2	1,000,000
2013/14	2	1,000,000
<b>Total</b>	<b>15</b>	<b>\$6,441,227</b>

**Table 3: Estimated Rehabilitated Units and Annual Expenditures  
for 2010-2014 Plan Period**

<b>Year</b>	<b>Estimated Rehabilitated Units</b>	<b>Estimated Expenditures</b>
2009/10	17	\$213,500
2010/11	12	160,000
2011/12	15	130,000
2012/13	17	140,000
2013/14	19	150,000
<b>Total</b>	<b>80</b>	<b>\$793,500</b>

**Table 4: Estimated Price-Restricted Units and Annual Expenditures  
for 2010-2014 Plan Period**

<b>Year</b>	<b>Estimated Price-Restricted Units</b>	<b>Estimated Expenditures</b>
2009/10	14	\$ 446,520
2010/11	14	446,520
2011/12	14	446,520
2012/13	14	446,520
2013/14	10	146,520
<b>Total</b>	<b>50</b>	<b>\$1,932,600</b>

Note: The annual assistance for 10 of these units is for multi-family senior rental units. These units are not restricted for the period required to meet inclusionary housing requirements, therefore, they are not counted towards meeting the Agency's inclusionary housing requirements. The four additional units in years 2009/2010 – 2012/2013 are units provided under the Homebuyer Assistance Program.

## **2. Actual Proportional Income and Age Affordable Housing Report for Previous Implementation Plan (2005-2009)**

The purpose of this component of the Implementation Plan is to report on the actual Housing Fund income and age proportional expenditures for the previous Implementation Plan period (2005-2009). This component must include the following:

- The amount of Housing Fund moneys used to assist extremely low, very low and low-income households. See Table 5 for this information.
- The number, location and level of affordability of units newly constructed with locally controlled government assistance, and without Agency assistance, that are required to be affordable to and occupied by persons of extremely low, very low and low-income persons for at least 55 years for rental housing or 45 years for homeownership housing. There were none.
- The amount of Housing Fund moneys used to assist housing units available to households under age 65 (see Table 6 below), and the number, location, and level of affordability of those units (see Table 7 below).

**Table 5: Actual Amount of Housing Fund Expenditures  
in Prior Implementation Plan Period (2005-2009)**

<b>Income Level</b>	<b>Actual Expenditures</b>
Extremely/Very Low Income	\$1,197,728
Low Income	787,427
Moderate Income	1,729,334
<b>Total</b>	<b>\$3,714,489</b>

**Table 6: Amount of Housing Fund Expenditures for Housing Units Available to Persons and Families under Age 65 in Prior Implementation Period (2005-2009)**

<b>Age Category</b>	<b>Actual Expenditures</b>
Under 65	\$2,981,729
Over 65	732,760
<b>Total</b>	<b>\$3,714,489</b>

**Table 7: Location, Number and Affordability Level of Units Available to Persons and Families under Age 65 in Prior Implementation Period (2005-2009)**

<b>Location of Units/Project</b>	<b>Number of Units</b>	<b>Level of Affordability</b>
The Belmont 300 Davey Glen Road #3507	1	Very Low Income
Belmont Apartments 800 F Street	24	Very Low Income
Horizons 825 Old County Road	24	Very Low Income
870-876 Old County Road	1	Very Low Income
Crestview Group Home 503 Crestview	6	Low and Moderate Income
Belmont House 730 El Camino Real	6	Low Income
30 Oxford Way	1	Moderate Income
The Belmont 400 Davey Glen Road #4606	1	Moderate Income
Emmett House 1000 O'Neill	2	Moderate Income
Waltermire Apartments 631 Waltermire Street	2	Moderate Income
The Lariat 1425 El Camino Real	5	Moderate Income

### **3. Description of How the Proposed Housing Fund Expenditures Will Be in Compliance with the Proportional Spending Requirements over the 2005-2014 Ten-Year Compliance Period**

The Agency is required to spend Housing Fund monies on units in the very low and low-income categories in amounts at least equal to the City's regional share of the proportional need for those income categories over a ten-year compliance period. The current ten-year compliance period is 2005-2014 (the "Compliance Period"). As shown in Table 8 below, the City's regional share proportional housing need by income is 39% for very low income, 28% for low income and 33% for moderate income.

**Table 8: Regional Housing Need Requirement by Income**

<b>Income Level</b>	<b>Units Needed*</b>	<b>Percentage</b>
Very Low Income	91	At least 39%
Low Income	65	At least 28%
Moderate Income	77	No more than 33%
<b>Total</b>	<b>233</b>	<b>100%</b>

\*Source: City Housing Element (2009 Update)

The estimated Housing Fund expenditures for each income category for the 2010-2014 Implementation Plan period are shown in Table 9 below.

**Table 9: Estimated Housing Fund Expenditure for Each Income Group  
2010-2014 Plan Period**

<b>Year</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Total</b>
2009/2010	\$1,323,500	\$580,000	\$622,747	\$2,526,247
2010/2011	670,000	660,000	851,520	2,181,520
2011/2012	675,000	590,000	236,520	1,501,520
2013/2014	665,000	670,000	326,520	1,661,520
2014/2015	610,000	525,000	161,520	1,296,520
<b>Total</b>	<b>\$3,943,500</b>	<b>\$3,025,000</b>	<b>\$2,198,827</b>	<b>\$9,167,327</b>
<b>Percentage</b>	<b>43%</b>	<b>33%</b>	<b>24%</b>	<b>100%</b>

The actual Housing Fund expenditures by income category for the first five years of the Compliance Period (2005-2009) is shown in Table 5 above, and the total estimated Housing Fund expenditures by income category for the last five years of the Compliance Period (2010-2014) is shown in Table 9 above. The actual Housing Fund expenditures for 2005-2009 and the projected Housing Fund expenditures for 2010-2014 equal a total of \$12,881,816 for the Compliance Period. The actual and estimated Housing Fund expenditures for very low income households for the Compliance Period are \$5,141,228 or 40% of the total Housing Fund expenditures. The actual and estimated Housing Fund expenditures for low income households for the Compliance Period are \$3,812,427 or 30% of the total Housing Fund expenditures. The actual and estimated Housing Fund expenditures for moderate income households for the Compliance Period are \$3,928,161 or 30% of the total Housing Fund expenditures. Based on the proportionate spending requirements, as shown in Table 8 above, the Agency will not only meet, but exceed the proportional spending requirements by 1% for very low income persons and by 2% for low income persons.

The Agency is also required to spend Housing Fund monies on housing available to persons and families under 65 years of age in amounts at least equal to the proportion that persons under 65 years of age bears to the total population of the community. Table 10 below sets forth the percentage of the population under 65 years of age and the percentage of the

population 65 years of age and older, as well as the estimated Housing Fund expenditures by age category for 2010-2014.

**Table 10: Proportional Age Housing Fund Requirement and  
Estimated Expenditures  
2010-2014 Plan Period**

<b>Age Category</b>	<b>Percentage of Population*</b>	<b>Estimated Expenditure</b>	<b>Expenditure Percentage</b>
Under 65	86%	\$8,581,267	94%
Over 65	14%	586,060	6%
<b>Total</b>	<b>100%</b>	<b>\$9,167,327</b>	<b>100%</b>

\*Source: 2000 U.S. Census, as updated by 2009 Housing Element Update

The actual Housing Fund expenditures by age category for 2005-2009 is shown in Table 6, and the estimated Housing Fund expenditures by age category for 2010-2014 is shown in Table 10 above. The total Housing Fund expenditures for 2005-2009 and the estimated Housing Fund expenditures for 2010-2014 equals a total of \$12,881,816 for the Compliance Period. The actual and estimated Housing Fund expenditures for households under age 65 for the Compliance Period is \$11,562,996 or 90% of the total Housing Fund expenditures. The actual and estimated Housing Fund expenditures for households 65 and over for the Compliance Period is \$1,318,820 or 10% of the total Housing Fund expenditures. Based on the proportional spending requirements, as shown in Table 10 above, the Agency will not only meet, but exceed the proportional spending requirements for households under 65 by 4%.

## **B. Inclusionary Housing Requirements**

This component of the Implementation Plan must include the following:

- The estimated number of all new, "substantially rehabilitated" or price-restricted units to be developed or purchased in the Project Area over the life of the Community Development Plan and during the 2005-2014 Compliance Period. See Table 11 below.
- The estimated number of very low, low and moderate-income housing units that will be required to be developed to meet the non-Agency developed 15% inclusionary housing requirement over the life of the Community Development Plan and during the Compliance Period. See Table 12 below.
- The actual number of very low, low and moderate-income housing units that have been developed within or outside the Project Area that meet the Agency's 15% inclusionary housing requirement to date. See Table 13 below.

- The estimated number of new or substantially rehabilitated residential units to be developed by the Agency during the five-year period. See Table 14 below.
- If the Agency will be developing residential units during the five-year period, the estimated number of Agency developed units that will be developed to meet the Agency developed 30% inclusionary housing requirement during the five-year period. See Table 14 below.

Below are additional requirements, definitions and exemptions that are considered when estimating the number of units needed to meet an agency's inclusionary housing requirements.

- Of the non-Agency developed 15% inclusionary housing requirement, at least 40% of that 15% requirement (or 6% of the total units) must be housing affordable to very low income households. Only one-half of any of these units developed outside the project areas may be used to meet this requirement.
- Of the Agency developed 30% inclusionary housing requirement, at least 50% of that 30% requirement (or 15% of the total units) must be housing affordable to very low income households.
- "Substantially rehabilitated dwelling units" means: 1) on or after 01/01/2002, all units substantially rehabilitated, with Agency assistance; and 2) prior to 01/01/2002, substantially rehabilitated dwelling units shall mean substantially rehabilitated multifamily rental dwelling units with three or more units regardless of whether there is Agency assistance or substantially rehabilitated, with Agency assistance, single-family dwelling units with one or two units.
- "Substantially rehabilitated" means rehabilitation, the value of which constitutes 25 % of the after rehabilitation value of the dwelling, inclusive of the land value.

**Table 11: Estimated Number of New, Substantially Rehabilitated or Price-Restricted Units Constructed or Purchased In Project Area Over Ten-Year Production Compliance Period 2005-2014 and Over Life of Community Development Plan**

<b>Prior to FY 2005</b>	<b>2005-2014 Compliance Period</b>	<b>Remaining Life of Plans</b>	<b>Total Plan</b>
328 <sup>1</sup>	418 <sup>2</sup>	45-50 <sup>3</sup>	794-799

1 -See Exhibit B for detail.

2-Includes for 2004-2005 to 2008/2009 period: 24 new units - Mental Health Association (all very low); 2 substantially rehabilitated units developed by the Agency – Emmett House (all moderate); and 3 Agency-owned price-restricted units (2 at The Belmont and 1 at 30 Oxford (1 very low, 2 moderate).

Also includes projected units for 2010-2014 period: 9 market units at 1300 El Camino Real; 33 units at Firehouse Square (11 very low, 5 low and 7 moderate income; 36 units at Emmett's Plaza (12 very low, 5 low and 7 moderate; 86 units at Belmont Station (27 very low, 13 low and 17 moderate income); 71 units at 490 El Camino Real (5 very low, 4 low and 5 moderate income); 151 units on El Camino Real Corridor Infill Sites, as identified in the 2007-2014 Housing Element (28 very low, 22 low and 47 moderate income); 1 substantially rehabilitated unit to be developed by the Agency at 870-876 El Camino Real (very low); and 2 Agency-owned price-restricted units at 884 and 898 El Camino Real (all very low).

3-All new market units at Van's Property.

**Table 12: Estimated Number of Housing Units Required to Meet 15% Inclusionary Housing Requirement over Ten-Year Compliance Period 2005-2014 and Over Life of Community Development Plan**

<b>Prior to FY 2005</b>	<b>2005-2014 Compliance Period</b>	<b>Remaining Life of Plans</b>	<b>Total Plan</b>
49	62*	7	118

\*This is 15% of the 410 new and substantially rehabilitated units listed in Table 11. The 5 price restricted units and 3 substantially rehabilitated units "developed" by the Agency listed in Table 11 are not subject to the 15% inclusionary requirements.



**Table 13: Summary of Actual and Estimated Units Provided or to be Provided by Agency Meeting 15% Inclusionary Housing Requirements**

Plan Period	Required		Provided/Estimated		Surplus (Deficit)	
	Low & Moderate	Very Low	Low & Moderate	Very Low	Low & Moderate	Very Low
Historical	49	20	63	30	14	10
FY 2005-2009	4	2	24	24	20	22
FY 2010-2014*	58	23	215	83	157	60
<b>Total for Compliance Period</b>	<b>111</b>	<b>45</b>	<b>302</b>	<b>137</b>	<b>191</b>	<b>92</b>
Remaining Life of Plan	7	3	0	0	(7)	(3)
<b>Total at End of Plan</b>	<b>118</b>	<b>48</b>	<b>302</b>	<b>137</b>	<b>184</b>	<b>89</b>

As noted in Table 13 above, including the historical surplus units carried over to the current Compliance Period, it is estimated the Agency will exceed its inclusionary housing obligations for the 2005-2014 Compliance Period by 191 low and moderate income units and 92 very low income units. Over the life of the Plan, it is estimated that the Agency will exceed its inclusionary housing obligations by 184 low and moderate income units and 89 very low income units.

**Table 14: Estimated Number of Housing Units Developed by Agency and Number of Units Required to Meet 30% Inclusionary Requirement Over Compliance Period**

Compliance Period (2005-2010)	Very Low	Low	Moderate	Total
Substantially rehabilitated units developed by Agency	1		2	3
Units required to Meet 30% inclusionary requirement	1*			1

\*30% of all units developed by the Agency must be for low or moderate income and one half of those units must be for very low income. Since only 1 unit is required to meet the 30% inclusionary housing requirement, the Agency intends on making that unit a very low income unit.

### **C. Replacement Housing Requirements**

If dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency is required to rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units within four years of the

destruction or removal. The replacement units must be at the same income level as the income level of the units destroyed or removed.

If any project/program identified in this Implementation Plan may result in the destruction or removal of dwelling units that must be replaced, the proposed locations suitable for the replacement dwelling units be identified.

The Agency does not have any plans to remove or destroy housing occupied by low or moderate income persons.

## **EXHIBIT A**

*[Insert Map of Project Area]*

## EXHIBIT B

### Summary of Historical Inclusionary Housing Production Units Through 2003/2004

		<u>LMI Units Produced</u>			
Project	Total # of Units	VLI	Low	Mod	Total
Island Park	135	0	0	0	0
Sterling Point	48	0	0	7	7
Horizons	24	24	0	0	24
Crestview Group Home	6	0	6	0	6
631 Walter-mire	10	0	0	2	2
Belmont House	6	6	0	0	6
Island Park, CA Cottages	52	0	0	0	0
Lariat	5	0	5	0	5
Oxford Place	21	0	0	3	3
Oxford Court	6	0	0	0	0
Belmont Vista	10	0	10	0	10
1240 Elmer Street	5	0	0	0	0
<b>TOTAL</b>	<b>328</b>	<b>30</b>	<b>21</b>	<b>12</b>	<b>63</b>

### Moderate, Low and Very Low Production Requirement

LMI Requirement: <b>49</b> VLI Requirement: <b>20</b>	LMI Produced: <b>63</b> VLI Produced: <b>30</b>
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